

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 29, 2022

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Rezone – Preliminary Comments (SP-22-007, P-22-015)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Rezone development applications and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on September 14, 2022:

This is a request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for endorsement of the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan, which includes 77 single-family residential lots on 40.83 acres. The property is being rezoned concurrently from RR-5 to RS-6000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. The proposed regional trail is depicted in the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Landscape Plans, labeled as “15’ County Gravel Trail,” and will be collocated with a maintenance access road along the western bank of Sand Creek. Within Sterling Ranch, the trail will end at Poco Road before continuing northward into the Retreat at Timber Ridge, although the Preliminary Plan shows it ending at Jesse Evans Drive, just south of Poco Road. The Final Plat and Landscape Plans also show concrete sidewalks/trails located adjacent Vollmer Road.

Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. Dedicated public rights-of-way and planned concrete sidewalks already exist along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the Vollmer Road right-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Homestead North at Sterling Ranch Filing No. 3 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The applicant’s continuing efforts to protect and reestablish a sustainable Sand Creek corridor address these attributes and contribute in some degree to their conservation.



Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan contains 11.77 acres dedicated to open space, parks, trails, and landscape tracts, comprising 28.8% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. According to the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Landscape Plans, a 1.77-acre neighborhood park is planned for Tract B alongside a larger stormwater detention facility and open space tract (Tract C). The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"The Sterling Ranch master planned community includes community parks, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. The Homestead North Filing No. 3 Preliminary Plan provides 11.77-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Homestead North Filings 1, 2, and 3 are being planned as one community, with various park experiences provided throughout the area. Parks have been located so that residents have a short walk to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."*
- *"The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved and in progress on the west side of the creek, including this submittal. Multiple local trails will be included for circulation and recreational use throughout Sterling Ranch. These trails will be owned and maintained by the Sterling Ranch Metropolitan District."*
- *"The primary natural physical feature on the site is the Sand Creek channel, which is preserved and incorporated into the overall design for Sterling Ranch and this Preliminary Plan. This area will have an adjacent trail network, a community park south of Filing 3 and sufficient open space in Tracts A-G (11.77 AC)."*
- *"5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation."*

Due to the location of the Sand Creek Primary Regional Trail within the Homestead North at Sterling Ranch Filing No. 3, El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail, and show the dedication within the Final Plat and General Plat Notes. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion (Filing No. 3 Preliminary Plan):

"The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 3, within Tract C extending to its terminus at Poco Road, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming final plat(s); 2) fees in lieu of land dedication for regional park purposes in the amount of \$35,420 and urban park purposes in the amount of \$22,330 will be required upon recording of the forthcoming final plat(s)."

Please feel free to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping horizontal line extending to the right.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

Black Forest South
Candidate Open
Space Area

Homestead North at Sterling
Ranch Filing No. 3

Retreat at
Timber Ridge

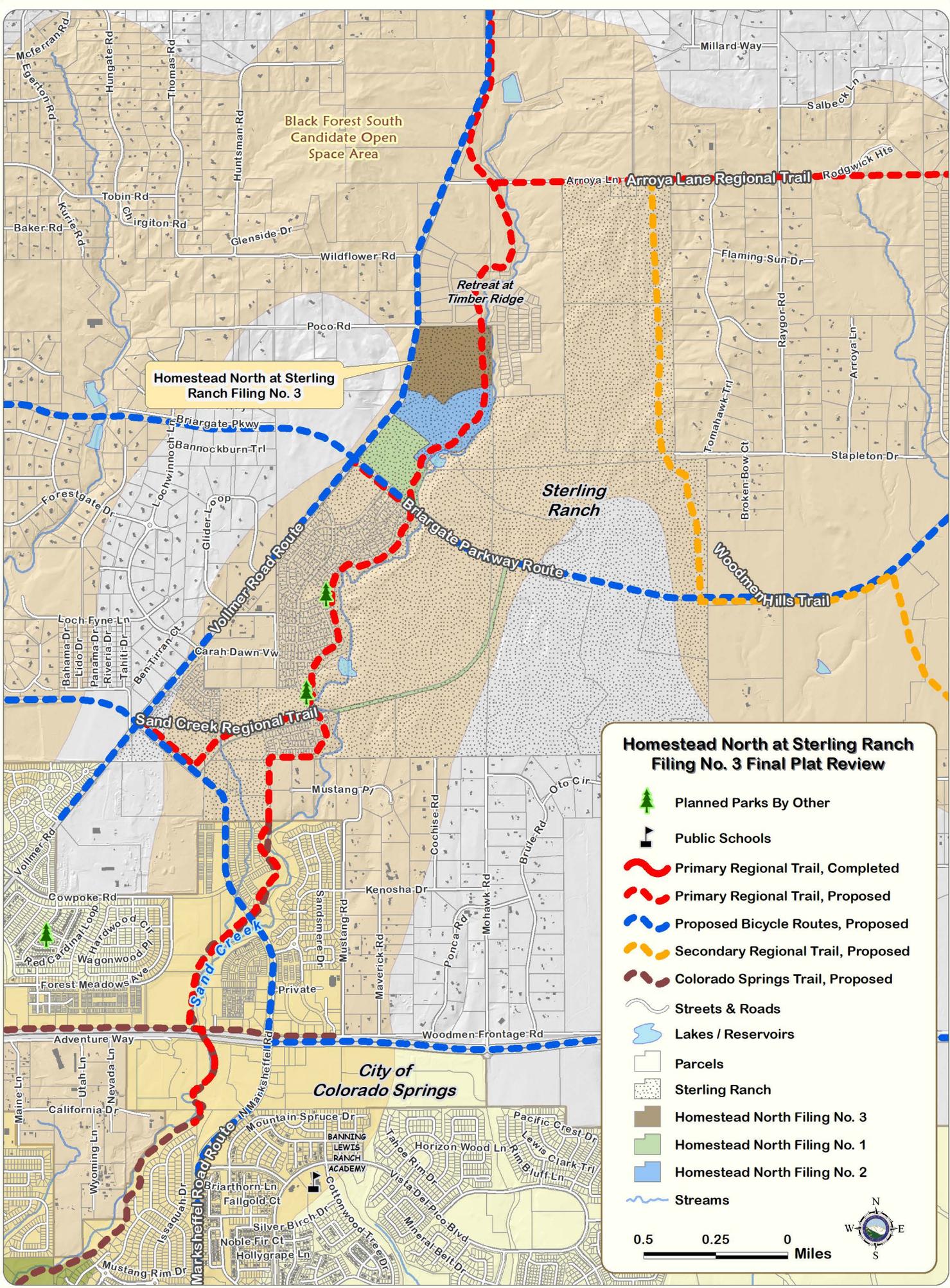
Sterling
Ranch

City of
Colorado Springs

Homestead North at Sterling Ranch Filing No. 3 Final Plat Review

-  Planned Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Streets & Roads
-  Lakes / Reservoirs
-  Parcels
-  Sterling Ranch
-  Homestead North Filing No. 3
-  Homestead North Filing No. 1
-  Homestead North Filing No. 2
-  Streams

0.5 0.25 0
Miles



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Recreation / Cultural Services

September 14, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Homestead North at Sterling Ranch Filing No. 3 Prelim Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-22-007	Total Acreage:	40.83
		Total # of Dwelling Units:	77
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	4.71
Classic SRJ Land, LLC	N.E.S., Inc.	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	2
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

0.0194 Acres x 77 Dwelling Units = 1.494

Total Regional Park Acres: 1.494

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 77 Dwelling Units = 0.29

Community: 0.00625 Acres x 77 Dwelling Units = 0.48

Total Urban Park Acres: 0.77

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 77 Dwelling Units = \$35,420

Total Regional Park Fees: \$35,420

Urban Park Area: 2

Neighborhood: \$114 / Dwelling Unit x 77 Dwelling Units = \$8,778

Community: \$176 / Dwelling Unit x 77 Dwelling Units = \$13,552

Total Urban Park Fees: \$22,330

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 3, within Tract C extending to its terminus at Poco Road, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming final plat(s); 2) fees in lieu of land dedication for regional park purposes in the amount of \$35,420 and urban park purposes in the amount of \$22,330 will be required upon recording of the forthcoming final plat(s).

Park Advisory Board Recommendation: